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Tender

## **The Cutting Edge Framework Agreement for the provision of Architectural Services for the development and improvement of housing stock**

The Riverside Group Limited

F02: Contract notice

Notice identifier: 2021/S 000-006970

Procurement identifier (OCID): ocds-h6vhtk-02a2ab

Published 6 April 2021, 10:29am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

The Riverside Group Limited

2 Estuary Boulevard, Estuary Commerce Park,

Liverpool

L24 8RF

#### **Email**

[Procurement@riverside.org.uk](mailto:Procurement@riverside.org.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKD7 - Merseyside

## **Internet address(es)**

Main address

<https://www.riverside.org.uk>

## **I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://riversource.wax-live.com/S2C>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

## **I.4) Type of the contracting authority**

Other type

Registered provider of social housing

## **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

The Cutting Edge Framework Agreement for the provision of Architectural Services for the development and improvement of housing stock

#### **II.1.2) Main CPV code**

- 71000000 - Architectural, construction, engineering and inspection services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Riverside Group ("Riverside") (a registered provider of social housing) is looking to procure through a restricted procedure, a panel of suitably-qualified providers of architectural services for the "Architects Cutting Edge Framework", a framework agreement for the supply of architectural and principal designer services for residential-led development projects to be executed by a consortium of 8 UK Registered Social Landlords.

#### **II.1.5) Estimated total value**

Value excluding VAT: £4,500,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### **II.2) Description**

#### **II.2.1) Title**

Merseyside, Cheshire, Greater Manchester, Lancashire and Cumbria

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71300000 - Engineering services
- 71320000 - Engineering design services

#### **II.2.3) Place of performance**

NUTS codes

- UKD - NORTH WEST (ENGLAND)

#### **II.2.4) Description of the procurement**

The Architects Cutting Edge Framework is for the provision of architectural services for residential-led development projects and is split into 3 geographical lots. However, the CEF Consortium Members will reserve the right to use service providers successful on one geographical lot, within the same work stream, in another geographical lot, when no service provider within the geographical lot in question is available to undertake the relevant works and value for money can be established.

The CEF Consortium Members are committed to the use of the Architects Cutting Edge Framework, and therefore bidders should anticipate that the overall value of the framework would be in line with the values identified within this contract notice.

This Lot is for projects in North West England from Cheshire to Cumbria (the area as more accurately described on the plan in the procurement documents) (the "Lot 1 Regions"). Riverside is looking to establish a framework of providers of architectural services for significant development works in the Lot 1 Regions which may include but shall not be limited to:

1. sites for residential use;
2. mixed-use residential-led sites;
3. Mixed-use elements to include health facilities, education and community facilities, retail or commercial development;
4. Urban regeneration;
5. Refurbishment / retrofit of existing houses, residential buildings, empty homes and associated buildings for residential-led use;
6. Refurbishment, restoration, conversion of heritage or other buildings for residential-led use;
7. Demolition, site remediation, infrastructure and enabling works to prepare sites for residential or mixed-use development;
8. Design and construction of homes; and
9. Self-build or custom build enabling as part of a larger development.

As minimum requirements, Riverside will expect, amongst other things, that the

successful bidders will:

1. be capable of delivering the services in accordance with the Standard Agreement 2010 (2012 revision), the RIBA Standard Conditions of Appointment for an Architect 2010 (2012 revision) and Plan of Work 2013 as published by the Royal Institute of British Architects or an institution or association of equivalent standing in this field ("RIBA");
2. hold appropriate qualifications accredited by RIBA as required for the delivery of architectural services;
3. be a member of RIBA and/or an institution or association of equivalent standing in this field;
4. be capable of acting as Lead Consultant and directing the design process, co-ordinating design of all constructional elements, including work by any consultants, specialists or suppliers on projects of a similar size, value and scope as those that shall be carried out pursuant to the Architects Cutting Edge Framework;
5. be capable of delivering the relevant services on projects of a similar size, value and scope as those that shall be carried out pursuant to the Architects Cutting Edge Framework;
6. be capable of delivering excellent customer care and an appreciation of the importance of maintaining clear and regular communication with clients at every stage of the project; and
7. be capable of delivering the required services in accordance with the terms of the Architect Scope of Service which are set out in the procurement documents.

The full details of Riverside's minimum requirements will be set out in the ITT.

The procurement will involve a two stage process following the Public Contract Regulations 2015 restricted procedure. The framework agreement will be established for a period of 4 years. The overall value of this lot is ?2,600,000 - ?3,200,000.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £3,200,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 10

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

The Cutting Edge Frameworks have been established with a view towards the sharing of costs, resources and best practice as well as the cost-effective and efficient delivery of excellent residential-led development projects across England.

## **II.2) Description**

### **II.2.1) Title**

North East England, Yorkshire & Humber

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71300000 - Engineering services
- 71320000 - Engineering design services

### **II.2.3) Place of performance**

NUTS codes

- UKC - NORTH EAST (ENGLAND)

### **II.2.4) Description of the procurement**

The Architect Cutting Edge Framework is for the provision of architectural services for residential-led development projects and is split into 3 geographical lots. However, the CEF Consortium Members will reserve the right to use service providers successful on one geographical lot, within the same work stream, in another geographical lot, when no service provider within the geographical lot in question is available to undertake the relevant works and value for money can be established.

The CEF Consortium Members are committed to the use of the Architects Cutting Edge Framework, and therefore bidders should anticipate that the overall value of the framework would be in line with the values identified within this contract notice.

This Lot is for projects in North East England, Yorkshire (the area as more accurately described on the plan in the procurement documents) (the "Lot 2 Regions"). Riverside is looking to establish a framework of providers of architectural and principal designer services for significant development works in the Lot 2 Regions which may include but shall not be limited to:

1. sites for residential use;
2. mixed-use residential-led sites;
3. Mixed-use elements to include health facilities, education and community facilities, retail or commercial development;
4. Urban regeneration;

5. Refurbishment / retrofit of existing houses, residential buildings, empty homes and associated buildings for residential-led use;
6. Refurbishment, restoration, conversion of heritage or other buildings for residential-led use;
7. Demolition, site remediation, infrastructure and enabling works to prepare sites for residential or mixed-use development;
8. Design and construction of homes; and
9. Self-build or custom build enabling as part of a larger development.

As minimum requirements, Riverside will expect, amongst other things, that the successful bidders will:

1. be capable of delivering the services in accordance with the Standard Agreement 2010 (2012 revision), the RIBA Standard Conditions of Appointment for an Architect 2010 (2012 revision) and Plan of Work 2013 as published by the Royal Institute of British Architects or an institution or association of equivalent standing in this field ("RIBA");
2. hold appropriate qualifications accredited by RIBA as required for the delivery of architectural services;
3. be a member of RIBA and/or an institution or association of equivalent standing in this field;
4. be capable of acting as Lead Consultant and directing the design process, co-ordinating design of all constructional elements, including work by any consultants, specialists or suppliers on projects of a similar size, value and scope as those that shall be carried out pursuant to the Architects Cutting Edge Framework;
5. be capable of delivering the relevant services on projects of a similar size, value and scope as those that shall be carried out pursuant to the Architects Cutting Edge Framework;
6. be capable of delivering excellent customer care and an appreciation of the importance of maintaining clear and regular communication with clients at every stage of the project; and
7. be capable of delivering the required services in accordance with the terms of the Architect Scope of Service which are set out at in the procurement documents.

The full details of Riverside's minimum requirements will be set out in the ITT.

The procurement will involve a two stage process following the Public Contract Regulations 2015 restricted procedure. The framework agreement will be established for a period of 4 years. The overall value of this lot is ?875,000 - ?1,300,000.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £1,300,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 10

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

#### **II.2.14) Additional information**

The Cutting Edge Frameworks have been established with a view towards the sharing of costs, resources and best practice as well as the cost-effective and efficient delivery of excellent residential-led development projects across England.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Information and formalities necessary for evaluating if requirements are met in accordance with Articles 57-58 of Directive 2014/24/EU of the European Parliament and of TfGM and Regulations 57-58 of the Public Contracts Regulations 2015 and is set out in the selection questionnaire which is available at <https://riversource.wax-live.com/S2C>

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.1) Information about a particular profession**

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Information and formalities necessary for evaluating if requirements are met in accordance with Articles 57-58 of Directive 2014/24/EU of the European Parliament and of TfGM and Regulations 57-58 of the Public Contracts Regulations 2015 and is set out in the selection questionnaire which is available at <https://riversource.wax-live.com/S2C>

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

**IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 6

**IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

**IV.2) Administrative information**

**IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

7 May 2021

Local time

12:00pm

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

25 May 2021

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### VI.3) Additional information

The Architects Cutting Edge Framework will be operated by a consortium of 8 registered providers of social housing. The contracting authority leading the consortium is The Riverside Group Ltd (<http://www.riverside.org.uk>). The other 7 consortium members are:(1) Onward Homes Ltd (2) Progress Housing Group Limited; (3) Regenda Limited; (4) Together Housing Group Limited; (5) Magenta Living; and (6) Salix Homes Ltd; and (7) Irwell Valley Housing Association Ltd.

The contracting authority will reserve the right to allow the following entities to use the framework agreement:

1. any group company of any of the consortium members listed above, which may include any subsidiary entity, or any parent entity from time to time of such consortium member, and any subsidiary entity from time to time of a parent entity of such consortium member;
2. following any corporate restructuring, including takeover, merger, acquisition or insolvency, any successor body of any entity referred to in (1) above;
3. any subsidiary companies of the above listed consortium members;
4. any registered providers of social housing in England as published by the Regulator of Social Housing from time to time (see current list here: <https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>); and
5. all public sector bodies in England, including partnerships and organisations working with the public sector.

If you are interested in this opportunity, please visit <https://riversource.wax-live.com/S2C> If you are not already registered on RiverSource, please click on the 'Register Free' button in the top right, and follow the quick and free registration process. .

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom